HUSCH BLACKWELL



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OVERVIEW

Jake is a land use, development, and transactional attorney with a particular focus on the technology and communications sectors.

He has extensive experience representing telecommunications infrastructure companies, wireless providers, and data center operators in all aspects of facility development, siting, and operations. As co-leader of the firm's data center practice, Jake is at the forefront of advising clients on the complex legal and regulatory challenges unique to this rapidly evolving industry.

Jake's practice centers on guiding clients through every stage of land use and zoning matters, from site identification and due diligence to securing entitlements, variances, and special use permits. He regularly appears before local planning boards, zoning commissions, and governmental authorities to advocate for project approvals, negotiate development agreements, and address

"Jake is adept at handling complex legal issues, whether big or small. His pragmatic but thorough approach to analyzing both legal and business issues is refreshing. He does not 'over-lawyer' a problem, and is quick to formulate a strategy and execute on it with great results."

— Angela Frye, Verizon, Managing Associate General Counsel

Industries

Real Estate, Development, & Construction

Technology

Services

Appellate

Corporate

Corporate Real Estate

Data Centers

Land Use

Public-Private Partnerships (P3)

Telecommunications

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community concerns. His experience extends to complex matters involving rights of way, easements, and permitting for critical infrastructure and large-scale developments.

In addition to his transactional and development work, Jake represents clients in disputes related to installations, land use, and permitting, appearing before state and federal trial and appellate courts, as well as regulatory bodies. He is recognized for his pragmatic approach to dispute resolution, consistently achieving favorable outcomes while minimizing delay and expense.

Jake also provides general corporate and real estate counsel to technology and communications clients, drawing on his experience as former corporate counsel to a publicly traded global manufacturing company. This in-house perspective enables Jake to deliver legal solutions that are informed by a deep understanding of clients' business objectives and operational realities.

Jake's goal is to provide clients with actionable, business-oriented legal advice that supports their growth and innovation in a dynamic marketplace. Clients value his industry knowledge, strategic insight, and commitment to delivering practical results.

Case Study

Microsoft Corporation

Our team assisted Microsoft in the construction of a $1 billion data center on a 315-acre parcel of land in Wisconsin.

Featured Experience

Cell Site Developer, Verizon Win Permit for New Wireless Communications Tower

Central States Tower III LLC, a builder and manager of cell towers, turned to Husch Blackwell after the planning commission for Eau Claire, Wisconsin, rejected its application for a conditional use permit because a cell tower already stood on the site. Our team challenged the commission's determination, arguing that its decision violated state law, and worked with the client's carrier partner, Verizon, to remove the existing Sprint (now T-Mobile) tower. The ensuing settlement benefited all parties by allowing construction of a tower that can accommodate multiple carriers to serve the immediate community while minimizing the number of towers in the vicinity.

Read more

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Experience

- Advised on MVNO structuring and regulatory risk mitigation with a licensed carrier, to launch a white-labeled prepaid wireless service. Delivered strategic counsel on FCC classification risks, CPNI compliance, and carrier-of-record delineation. Drafted legal memoranda, negotiated contractual language to reinforce regulatory posture, and guided the client through complex consent and privacy obligations under the Telecommunications Act.
- Led legal due diligence and transactional support for a mobile network operator's (MNO) mobile switching center, including title review, easement analysis, and coordination with municipal and private stakeholders. Provided strategic counsel on access rights, utility infrastructure, and leasehold interests to ensure uninterrupted network operations and long-term site viability. Collaborated with the MNO's in-house counsel and external consultants to align real estate documentation with operational and regulatory requirements.
- Serve as lead counsel to an MNO in the deployment of wireless infrastructure across multiple jurisdictions, advising on site acquisition, lease negotiations, title and easement review, and regulatory compliance. Routinely draft and negotiate amendments to master lease agreements, coordinate with municipal stakeholders, and resolve complex land use and utility access issues to support macro and small cell installations.
- Counsel to developer on complex data center development and energy infrastructure strategy, including land acquisition, entitlement, and regulatory structuring for hyperscale and merchant-powered campuses. Advised developer on structuring brokerage rights and volumetric energy monetization under PUCT regulations, including negotiation of NDAs, LOIs, and joint development terms for data center projects in Texas.

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Experience

- Represent data center developer, operator, and owner in the operation and expansion of its colocation facility, advising on license agreements, meet-me-room access, and interconnection infrastructure. Draft and negotiate carrier-neutral licensing terms, coordinate with telecom providers on cross-connect rights, and ensure compliance with local regulatory and utility requirements. Provide strategic counsel on tenant onboarding, risk allocation, and operational continuity for mission-critical data center environments.
- Assist on multi-phase M&A and energy infrastructure transactions, including the acquisition of battery energy storage sites and solar development assets across the Midwest. Directed due diligence on title, zoning, and permitting for utility-scale projects. Negotiated curative strategies for entitlements and site plan amendments and advised on risk allocation under purchase and sale agreements.
- Represented telecommunications infrastructure developer in the release of mortgages across multiple jurisdictions, supporting a one-billion-dollar refinancing transaction tied to its national wireless tower portfolio. Coordinated with title companies, local recorders, and internal stakeholders to prepare, revise, and record satisfaction instruments, including first and second lien releases. Navigated jurisdiction-specific recording requirements and ensured timely delivery of executed documents to meet lender deadlines.
- Counseled technology, data, and communications companies on nationwide implementation of next-generation technologies, including distributed antenna system, 5G, and small cell.
- Represented NYSE and Nasdaq telecommunications companies in complex administrative, regulatory, legislative, commercial, and litigation matters.
- Advised telecommunications and technology companies on successful solutions to handle difficult government regulations, resulting in development of infrastructures supporting emerging technologies.

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Experience

- Successfully obtained then strategically defended telecommunication infrastructure approvals for continental U.S. tower company client after competitor sued to challenge the approvals. Judicial oral decision rejected all arguments in the lawsuit and affirmed client's wireless development approvals.
- Oversaw and managed outside counsel in almost all geographic regions of the globe for publicly traded manufacturer, including the U.K., European Union, Eastern Europe, Asia, Oceania, and the Middle East.
- Directed legal management of all core business matters for select divisions, including multiple affiliates and vendors.
- Led legal strategies for geographical unique considerations, such as sanctions, etc.
- Held full fiscal responsibility for assigned divisions of, including review/authorization of, all outside counsel legal bills; analyzed and ensured correction of any billing/service discrepancies.

Recognition

- *The Best Lawyers in America®*
  - Corporate Law, 2027
  - Real Estate Law, 2027
- *The Legal 500 United States*
  - Real estate: Land use/zoning, Recommended lawyer, 2025 and 2026

Education

- J.D., University of Wisconsin Law School
- B.A., University of Wisconsin-Madison

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Admissions

- Wisconsin
- U.S. District Court, Northern District of Illinois
- U.S. District Court, Eastern District of Missouri
- U.S. District Court, District of North Dakota
- U.S. District Court, Eastern District of Wisconsin
- U.S. District Court, Western District of Wisconsin
- U.S. District Court, Northern District of Indiana
- U.S. Court of Appeals, Seventh Circuit



The Legal 500 United States

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